



Municipality of Crowsnest Pass  
Municipal Planning Commission Minutes  
**Wednesday, April 24, 2024, at 2:00 PM**

**PRESENT:** Sam Silverstone, Vice-Chair  
Dave Filipuzzi, Member  
Dean Ward, Member  
Don Montalbetti, Member  
Joanne Tulk, Member  
Doreen Johnson - Member

**ADMINISTRATIVE:** Johan Van Der Bank, Manager of Development & Trades  
Shay Sawatzky, Assistant Development Officer – Recording Secretary  
Ryan Dyck, ORRSC

**ABSENT:** Justin Ames, Chair (Apologies)  
Katherine Mertz, Development Officer  
Sasha Lassey, Assistant Development Officer

---

**1. CALL TO ORDER**

Sam Silverstone called the meeting to order at 2:00 pm.

**2. ADOPT AGENDA**

2.1 Additions

**MOTION** by Dean Ward to adopt the agenda, as presented.  
**CARRIED**

**3. ADOPTION OF MINUTES**

3.1 Minutes of March 27, 2024

**MOTION** by Doreen Johnson to adopt the minutes of March 27, 2024.  
**CARRIED**

#### 4. CONSENT AGENDA

Received as information:

- 4.1 Oldman River Regional Services Commission (ORRSC) Periodical Spring 2024 - Water Management
- 4.2 Servicing of Multi-Unit Residential Developments Recommendation Letter to Council

#### 5. SUBDIVISION APPLICATIONS

- 5.1 **Subdivision 2023-0-079** Lots 12 & 13, Block 18, Plan 3387AE within SW1/4 9-8-4-W5M

To remove condition no. 3 regarding a grading and drainage plan and condition no. 4 regarding a Phase II Environmental Site Assessment, considering that these will be requirements at the development permit stage.

**MOTION** by Joanne Tulk to approve, as presented.

**CARRIED**

- 5.2 **Subdivision 2024-0-020** Lot A & Lots 17-19, Block 5, Plan 6099AQ and portions of closed road and closed lane within NE1/4 20-7-3-W5M

**MOTION** by Dave Filipuzzi to approve, as presented.

**CARRIED**

- 5.3 **Subdivision 2024-0-047** Lot 1, Block 6, Plan 9510566 within NE1/4 34-7-4-W5M

**MOTION** by Joanne Tulk to approve, subject to the addition of Condition, No. 7 that the applicant shall provide an approved development permit (Development Permit DP2024-061) for the proposed Duplex.

**CARRIED**

**Recess called at 3:18 pm – Meeting Recommenced at 3:23 pm**

#### 6. DEVELOPMENT PERMIT APPLICATIONS

- 6.1 **DP2024-022 - 14801 21 Avenue, Frank (Lot 23 & 24 Block 29 Plan 36611)**

For an "Accessory Building up to 72.8m<sup>2</sup>" (Garage - 49.12m<sup>2</sup>) (permitted use) with an 80% variance to the secondary front yard setback and approval for a second driveway access.

**MOTION** by Joanne Tulk to approve, as presented.

**CARRIED**

**6.2 DP2024-028 2132 128 Street, Blairmore (Lot 4 Block 21 Plan 1810330)**

For "Single-Detached Dwelling" (permitted use) with a 75% variance to the front yard setback, supported by a Comprehensive Site Development Plan for future phases (three additional dwelling units).

*HARD COPY OF RFD SUPPLIED BY JOHAN VANDERBANK TO ALL MEMBERS and ADMINISTRATION.*

**MOTION** by Dave Filipuzzi to approve, as presented.

**CARRIED**

**6.3 DP2024-036 7906 24 Avenue, Coleman (Lot 7 Block 36 Plan 820L)**

For an existing "Accessory Building up to 72.8m<sup>2</sup>" (Shed - 6.63m<sup>2</sup>) (front yard location - discretionary use).

**MOTION** by Dean Ward to approve, as presented.

**CARRIED**

**6.4 DP2024-043 2746 227 Street, Bellevue (Lot 28 Block 18 Plan 8311929)**

For an "Accessory Structure" (chain link fence) (permitted use) with a 36% variance to the side and rear yard height from 1.8m to 2.44m, and a 144% variance to the front yard height from 1.0m to 2.44m, and a 58% variance in the sight triangle setback from 6.01m to 2.52m.

**MOTION** by Joanne Tulk to approve, with an amendment to require a maximum height of 1.8m (6ft) for the entire length of the fence.

**LOST**

**MOTION** by Don Montalbetti to refuse, on the basis that the proposed 8 feet fence height does not meet the current Development Standards as set out in Land Use Bylaw 1165, 2023, and the chain link material on a fence of that height would give the property an "industrial appearance" in a residential neighbourhood.

**CARRIED**

**6.5 DP2024-045 3636 18 Avenue, Coleman (Lot 19 & 20 Block 3 Plan 8210039)**

For a "Warehouse" (discretionary use).

**MOTION** by Joanne Tulk to approve, as presented.

**CARRIED**

**6.6 DP2024-051 22433 29 Avenue (Lot 16-18 Block 16 Plan 7242A1)**

For an existing “Accessory Building up to 72.8m<sup>2</sup>” (Shed – 12.01m<sup>2</sup>) with a 68% variance to the north side yard setback (permitted use).

**MOTION** by Dean Ward to approve, as presented.

**CARRIED**

**6.7 DP2024-070 8702 22 Avenue, Coleman (Lot 2 Block 33 Plan 9411496)**

For a “Shipping Container, accessory to an approved use, subject to location on land owned by government, for government use or under a lease agreement with government” (discretionary use).

**MOTION** by Joanne Tulk to approve, as presented.

**CARRIED**

**7. BYLAW AMENDMENTS**

Received as information:

7.1 **Bylaw 1153, 2023** - Proposed Road Closure (Within NW1/4 SEC 9, TWP 8, RGE 4, W5M)

7.2 **Bylaw 1156, 2023** - Land Use District Redesignation (Lots 1-4 Block 2 Plan 6099AQ)

7.3 **Bylaw 1170, 2023** - Proposed Road Closure (Lot 31 Block 5 Plan \_\_\_\_\_)

**8. APPEALS**

**9. IN CAMERA**

**10. ROUND TABLE DISCUSSION**

Dean Ward added as information:

The National Trust for Canada, “The Next Great Save” contest to save the Roxy Theatre.

The Next Great Save competition empowers communities to save heritage places with a

\$50,000 Grand Prize. The prize money will advance projects that protect, adapt, renew, or

improve heritage places for the future. Winner is determined based on number of votes.

He requested the voting link be sent out to assist in this endeavour.

**11. NEXT MEETING**

11.1 Next Meeting May 22, 2024 at 2:00 PM

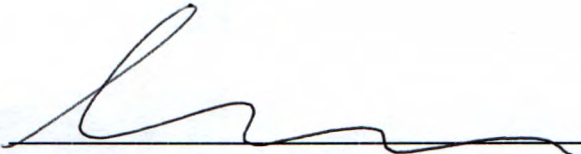
12. ADJOURN

**MOTION** by Dave Filipuzzi to adjourn the meeting at 4:03pm.

**CARRIED**

**APPROVAL OF MINUTES**

Approved By:

per   
\_\_\_\_\_  
Chairperson

May 22, 2024  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Manager of Development and Trades

May 22, 2024  
\_\_\_\_\_  
Date